



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

ADOPTED

Community Development Commission

May 01, 2012

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

6-D May 1, 2012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Commissioners:

**APPROVE TRANSFER OF 4th AVENUE PARK IN UNINCORPORATED LA PUENTE FROM THE
COMMUNITY DEVELOPMENT COMMISSION TO THE COUNTY OF LOS ANGELES
(DISTRICT 1) (3 VOTE)**

SUBJECT

This letter recommends transfer of the 4th Avenue Park from the Community Development Commission to the County of Los Angeles. The Park is located at 553 South 4th Avenue in unincorporated La Puente. This letter relates to an item on the Board of Supervisors agenda for the County to accept the transfer of 4th Avenue Park from the Commission.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve and authorize the Executive Director or his designee to execute a Quitclaim Deed and all related documents to transfer 4th Avenue Park (Park), located at 553 South 4th Avenue in unincorporated La Puente, from the Community Development Commission (Commission) to the County of Los Angeles (County).
2. Direct the Executive Director or his designee, as required for County's acceptance of said deed, and in connection with the construction contract with C.S. Legacy Construction to build the Park, to provide County with copies of the Recorded Notice of Completion, record drawings, and to transfer all warranties and guarantees to the County to the satisfaction of its Department of Parks and Recreation (Department).
3. Find that the transfer of the Park from the Commission to the County is categorically exempt from the California Environmental Quality Act according to Sections 15316 and 15325 and Classes 16 and 25 of the Environmental Document Reporting Procedures and Guidelines adopted by your

Board on November 17, 1987 because the action consists of a transfer of land to establish a park and to preserve the land for park purposes.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to transfer the Park to the County so that the Department can maintain and operate the Park upon County's acceptance.

FISCAL IMPACT/FINANCING

There is no fiscal impact to the Commission associated with this transfer.

Based on the recommended actions, the Department will operate and maintain the park site following the transfer. The Department anticipates one-time costs of approximately \$47,000 for maintenance equipment, signage and dedication; and ongoing costs of approximately \$149,000 for utilities and maintenance personnel, supplies and gear. Sufficient appropriation was budgeted as part of the Department's New Facilities request for Fiscal Year 2011-2012 and is being included in the proposed Fiscal Year 2012-2013 budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The five-acre park site is located at 553 South 4th Avenue in unincorporated La Puente. On December 14, 2010, your Board approved a contract with C.S. Legacy Construction to construct a new park. The site is comprised of two parcels and when the Park is completed, it will include a shaded parking lot, drop off area, universally accessible playground, skate park, picnic areas, demonstration gardens, tree groves, walking paths, nature trail, pedestrian bridge, benches, restrooms, trash enclosure, site lighting, fencing, interactive musical elements, educational signage, and a civic art element.

The Park promotes sustainable design through minimizing impervious paving, extensive tree planting to shade the site, drought tolerant plantings, drip irrigation, infiltration basins to collect water runoff and underground storage tanks to collect water and release slowly underground. In April 2012, the Park was substantially completed and will soon be ready to be accepted by the County. The Commission will continue to oversee completion of the Park until the transfer is completed.

Upon Board approval, the Executive Director or his designee will present the executed Quitclaim Deed to the Chief Executive Office (CEO) for acceptance of the deed prior to recordation. Section 2.08.168 of the County Code allows the CEO to accept and consent to the recordation of any deed conveying an interest upon real property to the County. The CEO Real Estate Division will handle the acceptance of the Quitclaim Deed by the Director of Real Estate, who is authorized to accept the deed on behalf of the CEO pursuant to Section 2.08.168 of the County Code.

ENVIRONMENTAL DOCUMENTATION

The proposed transfer of the Park site is categorically exempt from the California Environmental Quality Act (CEQA) according to Sections 15316 and 15325 of the State CEQA Guidelines and Classes 16 and 25 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, because the action consists of a transfer of land to establish a park and to preserve the land for park purposes.

In accordance with the requirements of CEQA, your Board approved the Environmental Assessment/Mitigated Negative Declaration for the park construction project on December 14, 2010.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The transfer of the 4th Avenue Park from the Commission to the County will allow the Department to maintain and operate the Park indefinitely, providing services to the unincorporated La Puente area and surrounding communities.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN
Executive Director

SR:BY:so

Enclosures

QUITCLAIM DEED

Recording Requested by:
Community Development Commission
of the County of Los Angeles

After Recordation, Mail to:

County of Los Angeles
222 South Hill Street, 3rd Floor
Los Angeles, CA 90012

This document is exempt from Documentary Transfer Tax pursuant to Section 11922 of the Revenue and Taxation Code.

Assessor Parcel Nos. 8206-004-900, 8206-003-900 and 8206-003-901

QUITCLAIM DEED

For valuable consideration, the receipt of which is hereby acknowledged,

THE COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES, a public body, corporate and politic, of the State of California (herein called "Grantor"), does hereby surrender, release and quitclaim to the COUNTY OF LOS ANGELES, a public body, corporate and politic (herein called "Grantee"), all the rights, title and interest in and to the described real property (the "Site"). The Site is located at 553 4th Avenue, La Puente in the unincorporated Los Angeles County, and is more particularly described in the attached Attachment A, which is incorporated herein by this reference as though set forth in full.

SUBJECT TO AND GRANTEE TO ASSUME:

- a. All taxes, interest, penalties and assessments of record assessed, but not yet due, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- c. And any other encumbrance or interest in the Site, recorded or unrecorded, if any.
- d. All costs and expenses related to this transaction, including but not limited to, the cost of a title insurance policy, if any, and all documentary transfer taxes and document drafting, recording and miscellaneous charges and fees.
- e. All risk of loss or damage with respect to the Site to pass from Grantor to Grantee upon recordation of this Quitclaim Deed.
- f. Grantee has been given the full opportunity to inspect the Site prior to execution of this Quitclaim Deed. Grantee acknowledges that Grantor is transferring the

g. In the event of any breach of any covenants contained in this Quitclaim Deed the Grantor, its successors and assigns, shall have the right to exercise all of the rights and remedies, and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such breach. The covenants contained in this Quitclaim Deed shall be for the benefit of and shall be enforceable only by the Grantor, its successors and assigns.

h. In the event of any express conflict between this Quitclaim Deed and the provisions of any other documents executed or purported to be executed, or any other agreements between the Grantor and Grantee, prior to the date hereto, the provisions of this Quitclaim Deed shall in all instances govern and prevail.

HOA.733912.1

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized this _____ day of _____ 2012.

GRANTOR:

COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES

By _____
SEAN ROGAN, Executive Director

APPROVED AS TO FORM:
JOHN F. KRATTLI
ACTING COUNTY COUNSEL

By _____
Behnaz Tashakorian
Deputy County Counsel

CERTIFICATE OF ACCEPTANCE

State of California
County of Los Angeles

On _____, before me, _____, personally appeared, _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Signature

(SEAL)

State of California
County of Los Angeles

On _____, before me, _____, personally appeared, _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Signature

(SEAL)

ATTACHMENT A
LEGAL DESCRIPTION

Assessor Parcel Numbers

8206-004-900

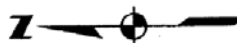
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8206-003-901

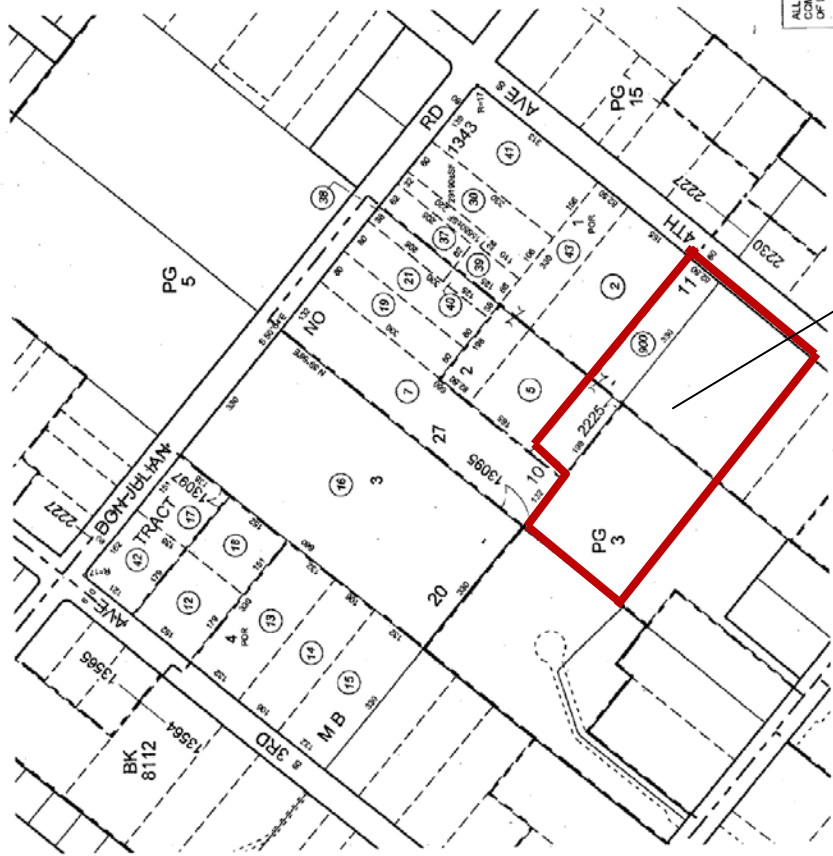
- PARCEL 1 THE NORTHEAST 264.00 FEET OF LOTS 7 AND 8, BLOCK 27 OF TRACT NO. 1343, IN COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND AND WILLIAM WORKMAN. IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OR DEEDS.
- ALSO EXCEPT ALL OIL RIGHTS, PETROLEUM, GAS AND PETROLEUM PRODUCTS AND MINERALS RIGHTS IN SAID LAND.
- PARCEL 2 THE SOUTHWEST 82.50 FEET OF LOT 1, AND THE SOUTHWESTERLY 82.50 FEET OF THE SOUTHEASTERLY 198 FEET OF LOT 2, BLOCK 27 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- EXCEPT THEREFROM ONE-HALF OF ALL THE OIL RIGHTS IN AND TO SAID LAND, AS CONTAINED IN DEED FROM LEWIS E. DAVIDSON AND CLARA T. DAVIDSON, RECORDED IN BOOK 2950 PAGE 234.

8206	4	P. A. 8206-4	2230 2225 2217	13564 13565 13567	REVIS:SD 20070228 20050901/00002001-11	20040218 20051004/2007001-11 20070106	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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MAPPING AND GIS
SERVICES
SCALE 1" = 200'



ALL 800 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO
COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY
OF LOS ANGELES, UNLESS OTHERWISE NOTED

SITE